

Statement for October 2, 2018
Planning Commission record
per the Retreat at TimberRidge requests for approval of
Preliminary Plan and Site Grading

October 2, 2018

El Paso County Planning Commission

Commissioners,

Thank you for your interest in community planning and your service on the El Paso County Planning Commission.

I am Bev Giltner. I have been an area Realtor since 1978 and my husband is now a retired local custom home builder. We live on Wildflower Road, which is just west of Vollmer Road and directly north of Poco Road, near the proposed Retreat at TimberRidge.

I speak for many who have a deep interest in successful community planning that retains the integrity of its existing communities and respects those plans supporting those ideals, as does the *Black Forest Preservation Plan*. We also believe there is high value in the continuation of the rural residential density pattern for the Upper Sand Creek Valley in the Black Forest Planning area.

Thank you also for the Planning Commission's wise vote to unanimously disapprove the subdivision rezone on March 6, 2018 for many of the same reasons that most nearby landowners have opposed this proposal;

many of whom signed an opposing petition which was submitted to the BoCC at the March 27, 2018 PUD Zone Change hearing. The unanimous vote against recommendation to rezone to PUD for this subdivision design also reflects the broader opinion among many Black Forest residents who support the Appeal of the zoning decision for the Retreat at TimberRidge.

We urge the members of this Commission not to take any action to advance the progress of this plan through the subdivision process until the pending litigation against the El Paso County Commissioners regarding PUD rezoning is decided in Court, or settled out of Court.

Many are dismayed that El Paso County would allow a public hearing on the Retreat at TimberRidge Preliminary Plan and Site Grading before Due Process is completed on the rezoning issues. We believe this hearing, at this time, is disrespectful to the pending litigation, and a waste of taxpayer money and the staff time taken to prepare the requests before you.

We submit that any official action to approve or modify the Preliminary Plan for advancement through the subdivision process, or for ground-disturbing Site Grading for this project, is premature and therefore inappropriate.

Thank you,



Bev Giltner

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